

**MINUTES OF THE 86<sup>th</sup> MEETING OF THE HERITAGE CONSERVATION COMMITTEE**  
**HELD ON FRIDAY, FEBRUARY 28, 2020.**

**A. Proposals:**

**Item No. 1: Plans in respect of repair/renovation work at L-24 to 26, 45 to 47, Ground floor, Mezzanine floor, first floor, second floor, L-Block, Middle Circle, Connaught Place, New Delhi.**

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on July 12, 2019, and the proposal was not approved, the following observations were made:

“1. The proposal was forwarded by the NDMC online for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on June 6, 2019, and the following observations were made:

“1. *The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting, polishing, internal partition, POP, plaster works on existing cement plaster, flooring, paneling on walls, electrical fittings and fixtures, air-conditioning installing works, alteration/renovation in toilet change of fittings fixtures, repairs of doors/windows/glazing without changing in opening sizes.*

2. *The proposal was scrutinized, and the following observations were made:*

*i. NDMC informed that the premises are sealed by the NDMC which was not mentioned in the comments forwarded by the NDMC for initiating construction without taking prior approval of HCC. NDMC was asked to ensure that such information being an important criterion to decide whether the proposal be placed before the HCC or not should invariably be included in their comments while forwarding proposals to the HCC.*

*ii. NDMC has directed the proponent to restore the original heritage structure of the premises.*

*iii. NDMC proposal also to give comments on:-*

*(a) Information in terms of applicability under Unified Building Bye-Laws for Delhi-2016.*

*(b) Clarifications be given by the NDMC for the point no. ix (i.e. dismantling of the steel frame for lift, near staircase case) indicated in the comments given by them.*

*(c) Proposal for lift is on the outer edge of the building, which may affect/alter the original design/character of the Connaught Place.”*

2. In response to the HCC’s observations, the revised proposal received from NDMC (online) was scrutinized. It was found not acceptable and not approved; the following observations were made:

*(i) It was observed that a portion of the slab has been punctured to make a provision for the lift, and to support lift (steel) columns etc. have already been erected. It might be affecting the structural stability of the heritage structure. To*

*assess the ground situation, it was decided that a site visit of the premises will be made by a sub-committee comprising of the following:-*

- |                                 |            |                              |
|---------------------------------|------------|------------------------------|
| <i>a. Prof. Rommel Mehta</i>    | <i>...</i> | <i>Member HCC</i>            |
| <i>b. Ms Vertika Sharma</i>     | <i>...</i> | <i>Member HCC</i>            |
| <i>c. Mrs. (Dr) N. K. Kalsi</i> | <i>...</i> | <i>Chief Architect, NDMC</i> |
| <i>d. Member Secretary, HCC</i> | <i>...</i> | <i>Member Convener”</i>      |

2. The sub-committee made a site visit on August 20, 2019. The recommendations of the sub-committee were accepted by the HCC. The following observations were made by the sub-committee:

- a. It was observed that though a portion of the slab has been punctured to make a provision for the lift, the same has been done on an extended portion of the structure. The extended portion does not appear to be a balcony on the first floor above. No damage appears to have been taken place to the original heritage structure. Moreover, NDMC will take structural safety certificate from the applicant as per practice.*
- b. The proponent had ensured to dismantle the steel columns etc. erected to support the lift provisions and repair the punctured slab and get it back to its original.”*

3. In response to the HCC’s above observations, the revised proposal received from NDMC (online) was scrutinized. It was found acceptable and approved with the following observations:

- i. No changes/projections are permitted on the external side/facade, which should be retained as per the original design.
- ii. The local body (NDMC) should ensure that the architect/proponent dismantles the steel columns erected to support the lift provisions and punctured slab repaired to its original.
- iii. The structural safety of the buildings should be ensured.
- iv. Existing Heritage Character comprising of architectural elements should be retained in the modifications.
- v. The NDMC shall submit compliance in the matter (substantiated with the photographs) to HCC.

**Item No. 2: Plans in respect of Repair & Renovation of premises No 38, Block - N, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, painting/white-washing, flooring/reflooring, internal wooden partitions, false ceiling, POP punning, wall paneling, electrical works, repair of staircase, SS railing in staircase, water proofing, plumbing works, replacing external rolling shutters, replacing existing doors and windows with new doors and windows, show windows and display counters etc.
2. The proposal was scrutinized and found acceptable, and the following observations were made:

- i. No changes/projections are permitted on the external side/facade, which should be retained as per the original design. Existing Heritage Character comprising of architectural elements should be retained in the modifications.
- ii. The structural safety of the buildings should be ensured.

**Item No. 3: Plans in respect of Renovation of SBI Branch at P-4/90, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of partitions and doors, wall and column paneling, false ceiling, storage cupboards, plumbing work, dismantling of existing toilet wall tiles, cladding, flooring and removing, removing CI pipes, GI pipes, fitting & fixture etc.
2. The proposal was scrutinized, and referred back to the concerned local body, following observations were made:
  - i. It was observed that while forwarding the case to HCC for its consideration, the Performa indicating the development control regulations etc. related to the proposal, has been left Blank by the architect/proponent.
  - ii. In absence of the information related to the development regulations, it was difficult to comprehend the proposal. It was, therefore, decided to refer back the proposal to the concerned local body (NDMC) without its consideration.
  - iii. Appropriate number of 3D views required for the clarity of the proposal. Also, 3D views of the outer facade needs to be submitted.

**Item No. 4: Plans in respect of Repair and Renovation Works at Premises No. B-27 (Ground Floor Only) Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering/cladding and patch repairs, flooring and reflooring, white washing, painting etc. including erection of false ceiling, erection or re-erection of internal partitions, replacing of old sanitary fixtures in toilet, replacement of electrical wiring and fittings, replacement of old sanitary pipes etc.
2. The proposal was scrutinized and found acceptable, and the following observations were made:
  - i. No changes/projections are permitted on the external side/facade, which should be retained as per the original design. Existing Heritage Character comprising of architectural elements should be retained in the modifications.
  - ii. The structural safety of the buildings should be ensured.

**Item No. 5: Plans in respect of Masonic Fraternity, Freemasons Hall, Janpath.**

1. The proposal was forwarded by the NDMC (online) for consideration of the HCC. It was earlier considered by the Heritage Conservation Committee (HCC) at its meeting held on August 13, 2018, and the proposal was not approved, the following observations were made:

- “1. The proposal forwarded by the NDMC online with certain comments was considered by the HCC at its meeting held on July 18, 2018 and the following observations were made:

“.....*Considering the nature of jobs proposed, the HCC decided that a site visit of the premises be done by the Sub-Committee comprising of the following :*

1. *Prof. Rommel Mehta* ... *Member HCC*
2. *Ms. Vertika Sharma* ... *Member HCC*
3. *Chief Architect, NDMC or his representative* ... *Member HCC*
4. *Member Secretary, HCC* ... *Member convener.....”*

2. The Sub-Committee made a site visit on August 8, 2018 and the observations of the sub-committee are as given below:

“.....i. *The model of the proposal shown at site was found to be not in consonance with the existing heritage building. Also, it happened to be lacking in clarity about the elevations.*

ii. *Accordingly, the proponent was asked to send revised 3D views of the proposal clearly indicating the materials to be used with respect to the existing heritage building/precinct.”*

3. The recommendations of the sub-committee were accepted by the HCC. It was found that the proponents had not submitted the 3D views as desired during the site visit.

4. *It was observed that present additions proposed were dominating the existing heritage structure. The HCC observed that as per the scope of changes permitted for a grade-II building/precincts should be respected (sub-clause 1.12 of Annexure-II) of clause 7.26 of Unified Building Bye-laws for Delhi-2016 (UBBL). All developments proposed to ensure that these do not mar the grandeur of, or view from the Heritage Grade-II. The HCC decided to ask for the comments/clarifications on the points raised above from NDMC.”*

2. In response to the HCC’s above observations, the revised proposal received from NDMC (online) was scrutinized. It was found not acceptable & not approved, the following observations were made:

i. It was observed that the earlier observations of the Heritage Conservation Committee communicated vide HCC observation letter no. OL-0907186034 dated 21.08.2018 have not been complied with.

ii. The concerned local body (NDMC) to ensure the compliances, as indicated at para (i) above, done by the architect/proponent before forwarding the case to HCC for its consideration.

**Item No. 6: Proposed Repair/Renovation Works at 206, Second Floor, Competent House, F-30 to F-41 (F-14), Middle Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting/polishing works, internal partitioning, POP plaster works, flooring, paneling of walls, electrical works, air-conditioning works, alteration/renovation in toilet change of fittings/fixtures, repair of doors/windows/glazing without changing in opening sizes etc.

2. The proposal was scrutinized and found acceptable & approved, the following observations were made:
  - i. No changes/projections are permitted on the external side/facade, which should be retained as per the original design. Existing Heritage Character comprising of architectural elements should be retained in the modifications.
  - ii. The structural safety of the buildings should be ensured.

**Item No. 7: Plans in respect of F-21, Ground & Mezzanine Floor, Inner Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering, POP, flooring/re-flooring, temporary internal partitions (gypsum/glass), glass glazing, patch work, painting/white washing, false ceiling, repairing of stairs steps, furniture & fixtures, changing of sanitary fittings, changing of existing rolling shutter etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 8: Plans in respect of Repair and Renovation Works at Premises No.K-28, (Ground and Mezzanine Floor) Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering/cladding and patch repairs, flooring and re-flooring, white washing, painting, including erection of false ceiling, erection or re-erection of internal partitions, replacing of old sanitary fixtures in toilets, replacement of electrical wiring and fitting, replacement of old sanitary pipes etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 9: Plans in respect of Internal Renovation of premises no. 53, Block, G, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of flooring, partitions, POP punning, electrical, painting and polishing, wood work etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 10: Plans in respect of Repair and renovation works at premises no. 12, Regal Building, Parliament Street, Connaught Place Outer Circle.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of flooring, wooden partitions, electrical works, painting and polishing, wood work, plumbing, front entrance glass and door, toilet and pantry fittings, fixtures and tile work, existing floor to be raised by 510 mm to match the external road level etc.

2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 11: Plans in respect of Repair And Renovation Works at Premises No.9-A, Third Floor, Middle Circle, Connaught Place,**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering/cladding and patch repairs, flooring and re-flooring, white washing, painting etc. including erection of false ceiling erection or re-erection of internal partitions, replacing of old sanitary fixtures in toilets, replacement of electrical wiring and fitting, replacement of old sanitary pipes, opening and closing windows, ventilators and doors opening within the owner's plot, repair of fallen bricks, stones, pillars, beams etc. re-flooring in front of lift at ground floor and third floor, exposed electrical wires, telephone cables etc. to be arranged at ground floor (middle circle) painting of exterior façade of building etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 12: Plans in respect of M-12, Ground & Mezzanine Floor, Outer Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of plastering of walls, POP, patch work, painting/white washing, false ceiling, show window, water proofing, flooring/reflooring, temporary internal partitions (Gypsum/glass) furniture & fixtures, repair of stairs steps, changing of sanitary fittings, changing of rolling shutter etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 13: Plans in respect of Repair and renovation works at Premises no. 56, Block-M, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of flooring, wooden partitions, electrical, painting and polishing, wood work, plumbing, false ceiling, replacement of rolling shutter, plastering/POP punning etc.
2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 14: Plans in respect of Repair and renovation works at Premises no. 110, First floor, Competent House, F-14, Middle Circle, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of false ceiling, painting/polishing works, internal partitioning, POP plaster works, flooring, paneling on walls, electrical works, air-conditioning works, alternative/renovation in toilet-change of fittings/fixtures, repair of doors/windows/glazing without changing in opening sizes etc.

2. The proposal was deferred, to be taken up in the next meeting.

**Item No. 15: Plans in respect of Interior renovation of Ground & Mezzanine floor, N-7, Connaught Place.**

1. The proposal forwarded by the NDMC (online) was scrutinized. It included the work in terms of dismantling & demolition of existing partition & panelling, change of floor, change of wall treatment, removal of false ceiling, wooden rafters on ceiling, ceiling suspended metal mesh, AC duct able unit, fabricating main entry double leaf glass door, re-arranging the kitchen equipment and revised plumbing accordingly, change of façade, change of signage etc.
2. The proposal was deferred, to be taken up in the next meeting.

**sd/-**

**(Kamran Rizvi)**  
**Additional Secretary (D&UT),**  
**Ministry of Housing & Urban Affairs**

**sd/-**

**(Ruby Kaushal)**  
**Member-Secretary**  
**Heritage Conservation Committee**